

1st 1696724

2011-004702

Klamath County, Oregon



00100302201100047020020024

04/12/2011 11:40:21 AM

Fee: \$42.00



THIS SPACE RE

After recording return to:
Thompson Family Trust
PO Box 660626
Arcadia, CA 91066

Until a change is requested all tax statements
shall be sent to the following address:
Thompson Family Trust
PO Box 660626
Arcadia, CA 91066

File No.: 7021-1696724 (ALF)
Date: March 25, 2011

STATUTORY WARRANTY DEED

Margreta C. Wilcox, Grantor, conveys and warrants to **David Robert Thompson and Elizabeth Jane Thompson trustees of the Thompson Family Trust dated August 16, 2000**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THAT PORTION OF LOT 1, BLOCK 14 SITUATED SOUTH AND WEST OF A POINT NORTH 473 FEET AND WEST 920 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 14; ALSO KNOWN AS LOT 1E BLOCK 14, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, AS RECORDED IN KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$2,500.00**. (Here comply with requirements of ORS 93.030)

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 4 day of April, 2011.

Magreta C. Wilcox - Magreta C. Wilcox
Magreta C. Wilcox

STATE OF Oregon)

County of Marathon) ss.

This instrument was acknowledged before me on this 4th day of April, 2011
by **Magreta C. Wilcox**.

Penny Gavett

Notary Public for Oregon

My commission expires: 01-27-2013

